



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 3, 2013
1309-DP-11 & 1309-SIT-07
Exhibit 1

Petition Number: 1309-DP-11 & 1309-SIT-07
Subject Site Address: 2740 E. 146th Street
Petitioner: Diversified Restaurant Holdings, INC.
Request: Petitioner requests Development Plan and Site Plan review for a proposed restaurant.
Current Zoning: Special Business-Planned Development (SB-PD) District
Current Land Use: Vacant / Undeveloped
Approximate Acreage: .84 acres+/-
Exhibits:
1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan

Staff Reviewer: Andrew P. Murray, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The petitioner request is for the Development and Site Plan approval of a new restaurant facility to be located on .84 acres+/-, approximately nine hundred (900) feet east of Oak Road on 146th Street (see Exhibit 2).

The Property is zoned Special Business Planned Development ("SB-PD") District and is currently unimproved. The property is located within Cool Creek Village, surrounded by existing structures and businesses to the north, west and east.

As shown on the Development Plan, the Petitioner is proposing a 4,700 square-foot+/- single story building and approximately four hundred (400) square feet of outdoor patio seating.

The petition was reviewed by the Technical Advisory Committee at its August 20, 2013, meeting.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Zoning District Standards:

- a) Permitted Use: Restaurant - Compliant
- b) Minimum Lot Frontage on Road: 80' - Compliant
- c) Minimum Setback Lines
 - i) Front yard: 60' – Compliant
 - ii) Side yard: N/A per WC 16.04.050.F
 - iii) Rear yard: 20' – Compliant
- d) Building Height: Max 60' – Compliant
- e) Parking
 - i) Required Spaces

Comment: One parking space for each two seats in the service area plus one parking space for the maximum employee shift. Please provide staff these numbers to confirm compliance with the required number of parking spaces.

- f) Loading Berths – N/A

2) Overlay District Standards – N/A: Subject property is not located within an overlay district.

3) Subdivision Control Standards – N/A: A subdivision is not being proposed.

4) Development Plan Review Standards

- a) Site Access and Circulation – Compliant
- b) Landscaping
 - i) General Landscape Design Standards (WC 16.06.040):
 - (1) Standard: Trash dumpsters, trash pads and loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from public roads.
Comment: Staff is working with the petitioner to ensure compliance. Please confirm that the dumpster enclosure is completely opaque. The elevation rendering does not indicate complete opaqueness.
 - (2) Standard: Ground mounted heating and cooling units for nonresidential structures shall be completely screened.
Comment: Staff is working with the petitioner to ensure compliance. Mechanical equipment shall be labeled on the site plan and detail shall be provide of the appropriate screening (e.g., height, color, materials, quantity and species) that satisfies this requirement.

(3) Standard: Plant materials shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls to create a softening effect.

Comment: Staff is working with the petitioner to ensure compliance. The building's east façade is approximately 97' long. As such, this standard would require plantings along this façade to be placed intermittently every 40 feet.

ii) On-Site and Road Frontage Requirements: WC 16.06.050

Comment: On-site and road frontage requirements are compliant per Cool Creek Village approved landscape plan (0701-DP-01). The petitioner shall identify existing landscaping along 146th Street and the four trees along the west property line on the plan.

iii) Parking Area Landscaping: WC 16.06.070

(1) Interior Parking Lot

(a) Standard: Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. Each island shall be covered with a permitted ground cover material.

Comment: Please revise the landscape plan to incorporate these required plantings for each island.

iv) Perimeter Parking Lot – Compliant per 0701-DP-01

c) Lighting

i) General Standards: (a) All light fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be fully shielded and direct light downward toward the earth's surface; (b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way; (c) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way; (d) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area.

Comment: Staff is working with the petitioner to ensure compliance. Graphic specs for all light fixtures, including the heights of all light poles shall be submitted to staff.

ii) Applicable Commercial District Standards: (a) All light fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level; (b) Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines; (c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

Comment: Staff is working with the petitioner to ensure compliance. The foot-candle measurement must be extended all the way to the south property line.

d) Signage – Signs will require permits and will be reviewed and approved administratively for compliance at that time.

e) Building Orientation

i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade. - Compliant

ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District. - Compliant

iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District. - Compliant

iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: Staff is working with the petitioner to ensure compliance. Mechanical equipment shall be labeled on the site plan and detail shall be provide of the appropriate screening (e.g., height, color, materials, quantity and species) that satisfies this requirement.

f) Building Materials

i) Standard: In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

(1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or,

(2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however that the primary building material shall be either brick or EIFS and shall constitute a minimum of sixty (60) percent of each façade visible from a public street or an adjoining Residential District.

(3) The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures or addition of architectural elements on each façade visible from a public street or adjoining Residential District.

Comment: Staff is working with the petitioner to ensure compliance. The primary building material must be brick or EIFS and constitute sixty (60) percent of each façade visible from a public street or an adjoining Residential District. Fiber cement siding is the primary material. The elevations must be revised to meet the above standard.

5) Westfield-Washington Township Comprehensive Plan - Compliant

6) Street and Highway Access - Compliant

7) Street and Highway Capacity - Compliant



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- 8) **Utility Capacity** – Petitioner is working with Westfield Public Works Department to ensure compliance.
- 9) **Traffic Circulation Compatibility** - Compliant

STAFF COMMENTS

- 1. No action is required at this time.
- 2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.